

**Sonning Common Parish Council**  
**Minutes of the meeting of the PLANNING COMMITTEE held in the Village**  
**Hall on Monday 18 January 2016 at 1900 hours.**

- Present:** Mrs Lewis (chairman), Mr Rawlins, Mr Reynolds, Mr Kedge, Mr Rust, Mrs Varnes (Deputy Parish Clerk).
- P16/097** Apologies for absence: Mr Richens.
- P16/098** Declarations of interest: none.
- P16/099** Public consultation time: several members of the public attended the meeting with regard to the appeal at 67 Woodlands Road (agenda item P16/102) and the district council's Planning Committee meeting (agenda item P16/104) on 20 January 2016 at which the Winters Folly application was due to be discussed. Two speakers opposed the 67 Woodlands Road appeal and a third opposed the Winters Folly application.
- P16/100** New applications:  
100.01/P15/S4310/HH. A single-storey extension at 15 Elm Court RG4 9ND. After discussion members voted unanimously to recommend this application for refusal on the grounds that there was insufficient information in the application about bedroom numbers to enable them to make an informed decision about potential occupancy rates and the impact this could have on parking.  
100.02/P15/S4125/HH. A conservatory at 19 Birch Close RG4 9LE. After discussion members voted unanimously to recommend this application for approval.
- P16/101** Applications granted:  
101.01/P15/S3480/O. The construction of two detached three-bedroom dwellings on land to the corner of Wood Lane and Brinds Close RG4 9SL. Noted.  
101.02/P15/S3966/HH. A two-storey side extension at 14 Park Close RG4 9RY. Noted.  
101.03/P15/S3487/A (Advertisement Consent). Signage at Co-operative Food, 44 Wood Lane RG4 9SL. Noted.  
101.04/P15/S3486/FUL. The installation of an ATM through the glazed shop front and new signage at Co-operative Food, 44 Wood Lane RG4 9SL. Noted.  
101.05/P15/S3619/FUL. The removal of condition 5 (code for sustainable homes) on planning permission P14/S3819/FUL for the demolition of the existing bungalow and the erection of two, two-storey five-bedroom dwellings at 55 Kennylands Road RG4 9JR. Noted.
- P16/102** To discuss:  
APP/Q3115/W/15/3134943. The appeal lodged against the refusal of planning permission for a new dwelling at 67 Woodlands Road RG4 9TD. Members requested that the deputy clerk write to the appeal inspector to urge that the district council's refusal of planning permission should be upheld. (Letter attached).
- P16/103** To note:  
P15/S4031/LDP. South Oxfordshire Parish Council (SODC) is processing a Certificate of Lawful Development for a garage conversion at 10 Sedgefield Close RG4 9TS. Noted.

- P16/104 To consider:  
Parish Council representation at a meeting of SODC's Planning Committee on Wednesday 20 January 2016 at 1800 at The Fountain Conference Centre, Howbery Park, Crowmarsh Gifford OX10 8BA to discuss planning application P15/S3099/FUL (the construction of a new four-bedroom dwelling with associated parking at Winters Folly, 110 Kennylands Road RG4 9JX). Members confirmed that no one was available to attend the meeting but requested that the deputy clerk submit a statement on their behalf. (Statement attached).
- P16/105 Suggestions for future agenda items. None.

The meeting closed at 1940.

Date of next meeting: Monday 01 February 2016 at 1915.

Chairman: ..... Dated: .....

# SONNING COMMON PARISH COUNCIL

Parish Office

VILLAGE HALL, WOOD LANE  
SONNING COMMON, OXON, RG4 9SL

Clerk – Philip Collings

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Planning Inspectorate  
Room 3/05  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Tuesday 19 January 2016

Dear Planning Inspectorate

Re: APP/Q3115/W/15/3134943 (67 Woodlands Road, Sonning Common)

I am writing with regard to the above appeal which was discussed at Sonning Common Parish Council's Planning Committee meeting last night (18 January).

Our objections to this application - made by letter on 10 July 2015 to Emma Bowerman, South Oxfordshire District Council's (SODC's) planning officer - remain the views of our committee.

However, we wish to amplify those concerns now that this application has gone to appeal and we urge you to accept and uphold the solid and reasoned arguments provided by SODC in refusing this most detrimental application.

Our Planning Committee is deeply concerned about the precedent that would be set in Woodlands Road – and the village more widely – for damaging backland development, if this appeal was to be allowed.

There is no precedent in Woodlands Road for back garden development and to allow it at number 67 would open the floodgates for potentially more degrading tandem development of this sort. This would seriously undermine the character of our village - which high percentages of residents, through surveys, have strongly indicated that they want to maintain - and increase its urbanisation.

The National Planning Policy Framework (NPPF) states that great weight should be given to preserving AONB landscapes. The impact of the proposed development on the adjacent AONB is of grave concern to the parish council.

The AONB immediately to the rear of the appeal site is a highly prized local landscape feature, which has been designated as Amenity Green Space in our Sonning Common Neighbourhood Development Plan SCNDP (submitted to SODC on 18 January 2016), after four years of arduous preparation and consultation with residents.

The public footpath across this part of the AONB is one of the main pedestrian routes for dog walkers, Sonning Common Health Walks (endorsed by our GPs' surgery), users of the Bishopswood Sports Ground and Sonning Common Skatepark.

The proposed, new dwelling would have an adverse impact on public views from the open countryside towards Sonning Common. It would extend the built area of the village and have an urbanising effect in this sensitive area next to the AONB.

Furthermore, this application is at odds with SCNDP's spatial strategy for the village, particularly with regard to rear garden developments.

Our Planning Committee fully endorses SODC's view that his application cannot be classed as acceptable infill within policy CSR1 and that the principle of a new dwelling on this site is unacceptable.

The application site is some 30m away from 75 Woodlands Road, itself an anomaly; and has no buildings on either its south-east or its south-west sides. (To claim, as the applicant's agent does, that a summerhouse constitutes development on one side of the appeal site is, frankly, derisory and should be dismissed). The application site is **not** "closely surrounded by buildings". It is not encircled by buildings.

Not only is this application contrary to NPPF guidance but to policies CSR1 and CSEN1 of the South Oxfordshire Core Strategy and policies G2, C4, D1 and H4 of the South Oxfordshire Local Plan 2011.

We understand that your planning inspector will be making an unaccompanied visit to the appeal site. To gain a full appreciation of the impact of this proposed dwelling on the adjacent AONB with its amenity value for our residents, we would encourage the inspector to view the site from the public footpath which crosses the AONB behind the site.

Please support our residents, parish council and district council in disallowing this appeal.

Yours faithfully



Ros Varnes  
Deputy Clerk, Sonning Common Parish Council

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19 January 2016

**Statement from Sonning Common Parish Council's Planning Committee  
regarding P15/S3099/FUL  
(Proposal to build a four-bedroom property with associated parking at  
Winters Folly, 110 Kennylands Road RG4 9JX)**

*"Thank you for discussing this application at your Planning Committee meeting and please accept our apologies for there being no parish councillor available to address you personally this evening. We do try to attend your meetings when we can.*

*"Our Planning Committee wishes to re-iterate its deep opposition to the principle of new development on this site. This site cannot be classed as acceptable in-fill because it is not closely surrounded by buildings **within** the built form of Sonning Common.*

*"Burwood Farm is a collection of farm buildings in the open countryside **outside** the built area of the village, as has previously been determined by SODC in planning decisions. Thus, its buildings cannot be classed as forming development to one side of the site.*

*"Our members and residents are seriously concerned about opening the way for housing development to spread towards Reading. Approving this application would set a dangerous precedent for development to spill out towards Reading and make it easier for developers to build on the fields currently separating Sonning Common from Reading.*

*"Our residents have indicated time and time again - via surveys and extensive consultation during the preparation of our Neighbourhood Development Plan - that they wish to maintain Sonning Common's village character and its separation from Reading.*

*"The Sonning Common Neighbourhood Development Plan has now been submitted to SODC for consultation and examination. This application is contrary to our Plan's spatial strategy for the village.*

*"Furthermore, the proposed development would have an adverse impact on the countryside and landscape setting of the area. The proposed development borders a well-used public footpath. A new dwelling in the garden of Winters Folly would dominate the public view from the footpath, particularly given the plan to remove the dense hedgerow screening to accommodate the new access.*

*"For these reasons – and all of those outlined in our letter to Tom Wyatt on 8 October 2015 – we urge you to reject this unsuitable and detrimental application. Thank you."*